



# **Potomac Yard Landbays H / I East Multifamily**

***Master Plan Amendment #2017-0004***

***Text Amendment #2017-0006***

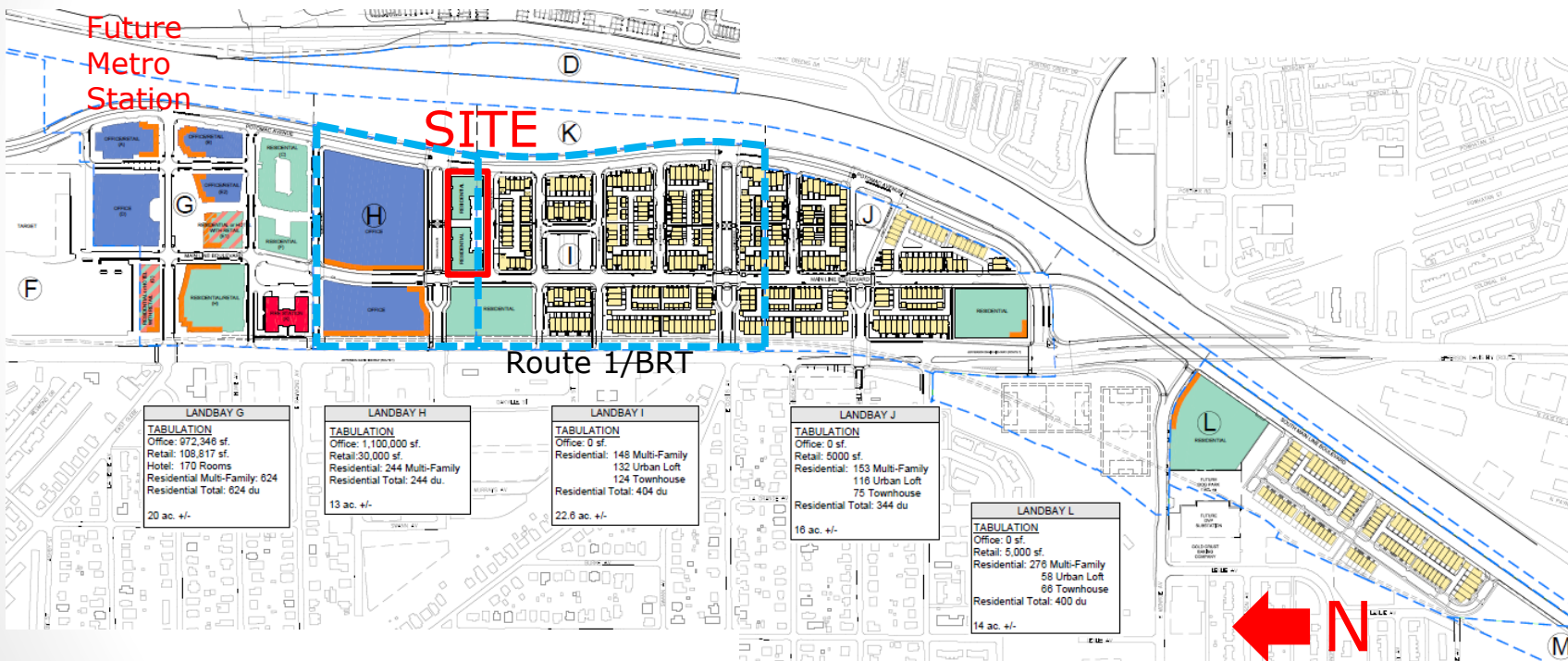
***CDD Concept Plan Amendment #2017-0001***

***DSUP #2016-0022***

City Council

October 14, 2017

# Project Location in CDD#10

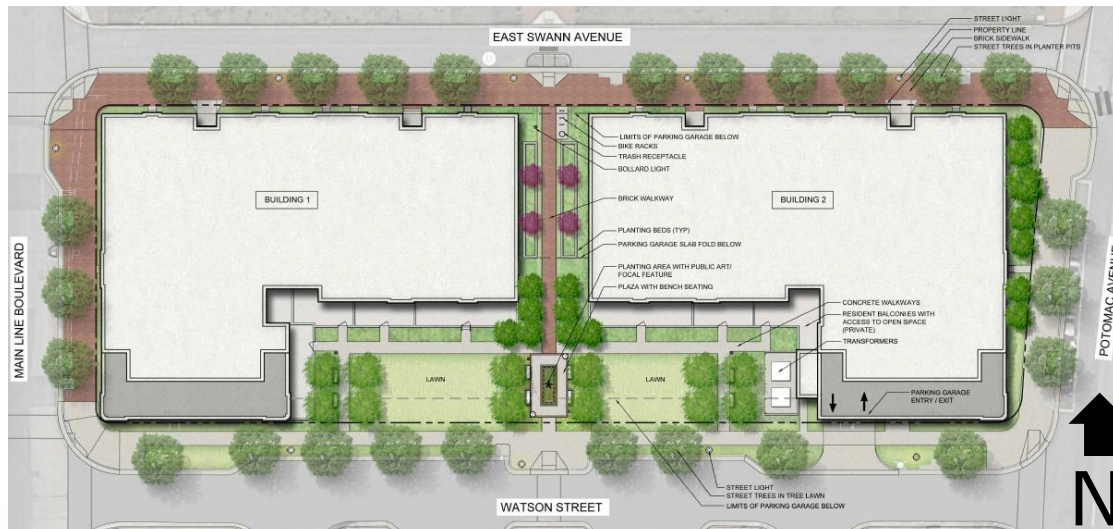


# Detailed Project Location



# Project Description

- Two multifamily condominium buildings
- Approximate 70 foot building height
- 140 units (originally 142)
- Mix of one and two-bedroom units
- Nine on-site affordable units
- 207 below-grade parking spaces





# Land Use Requests

- Master Plan Amendment
  - Increase the maximum number of dwelling units in CDD#10 by 104 to 2,241
  - Increase the maximum height from 55 to 70 feet
- Text Amendment
  - Amend CDD#10 zoning table to increase maximum dwelling units by 104 to 2,241
- CDD Concept Plan Amendment
  - Increase maximum number of dwelling units within Landbay H by 93 and in Landbay I by 11 units
- Development Special Use Permit
  - Modifications for vision clearance and height-to-setback ratio

# Site Layout

- Building frames site on three sides
- Continuation of mid-block crossing
- Consistency with PY Design Guidelines
- Open space exceeding requirements
- Proposal meets parking requirements



# Building Design

- Swann Avenue (front) Facades



Building 2



Building 1

- Watson Street Facades

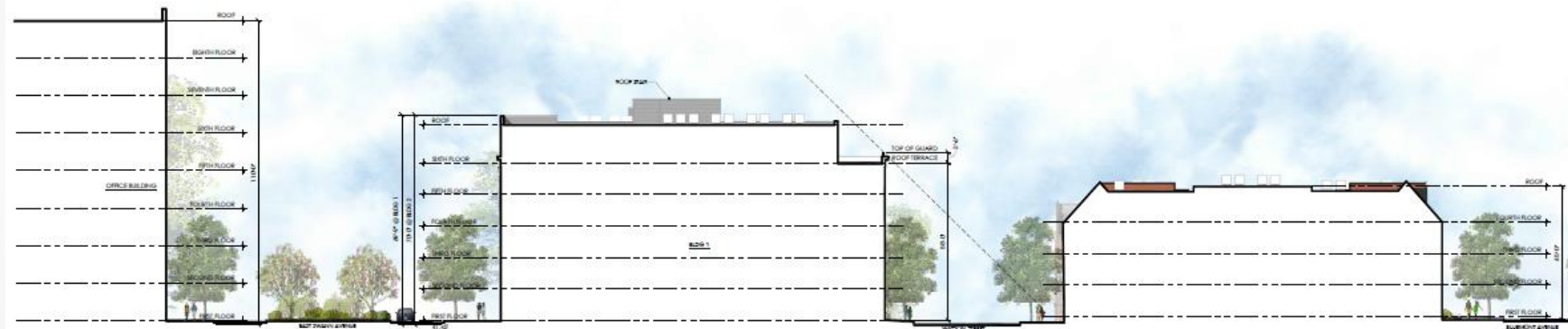


Building 1



Building 2

# Building Design



110 feet  
Future Office

70 feet  
Subject Building

42-43 feet  
Existing Townhouses

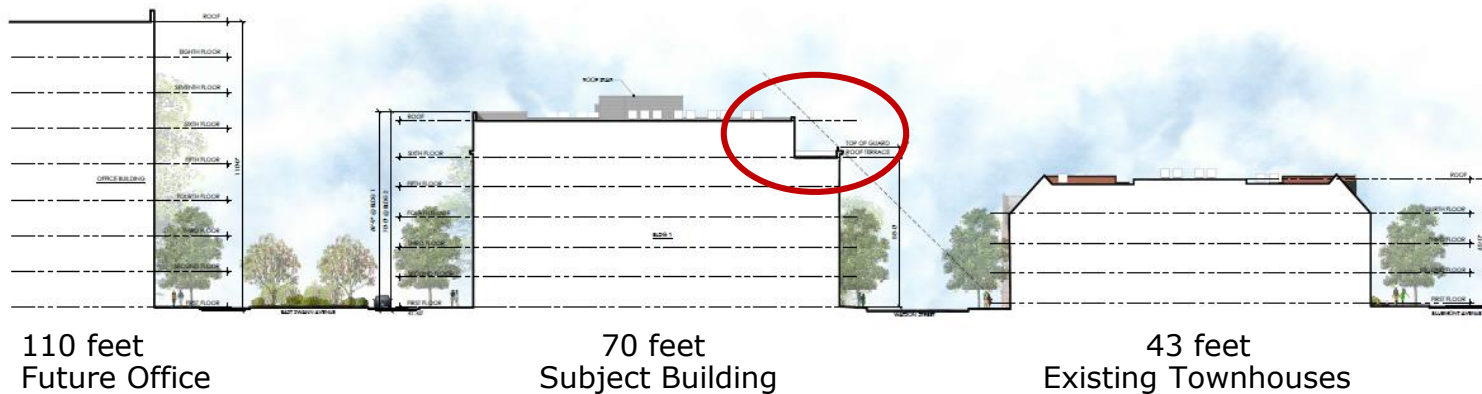


# Community Outreach

- Developer made presentations at the following meetings:
  - November 2016: Potomac Yard HOA annual meeting
  - April 2017: Potomac Yard HOA Open House
  - August 21, 2017: General Community Meeting
  - September 11, 2017: General Community Meeting
- Neighbor concerns
  - Density / number of units
  - Building height
  - Curb cut location
  - Traffic
  - Loading / trash and delivery operations
  - Contaminated soil
  - Length of construction

# Unit Reduction

- Top level of each building stepped-back
- Elimination of two units in total (142 to 140)
- Reduction in apparent height



# PYDAC Review

- April meeting review comments
  - Strengthen front entrance wall
  - Better balance of base and top
- September meeting review comments
  - Future refinement of cement panels on top floor
  - Applicant already considering options
- PYDAC supports project

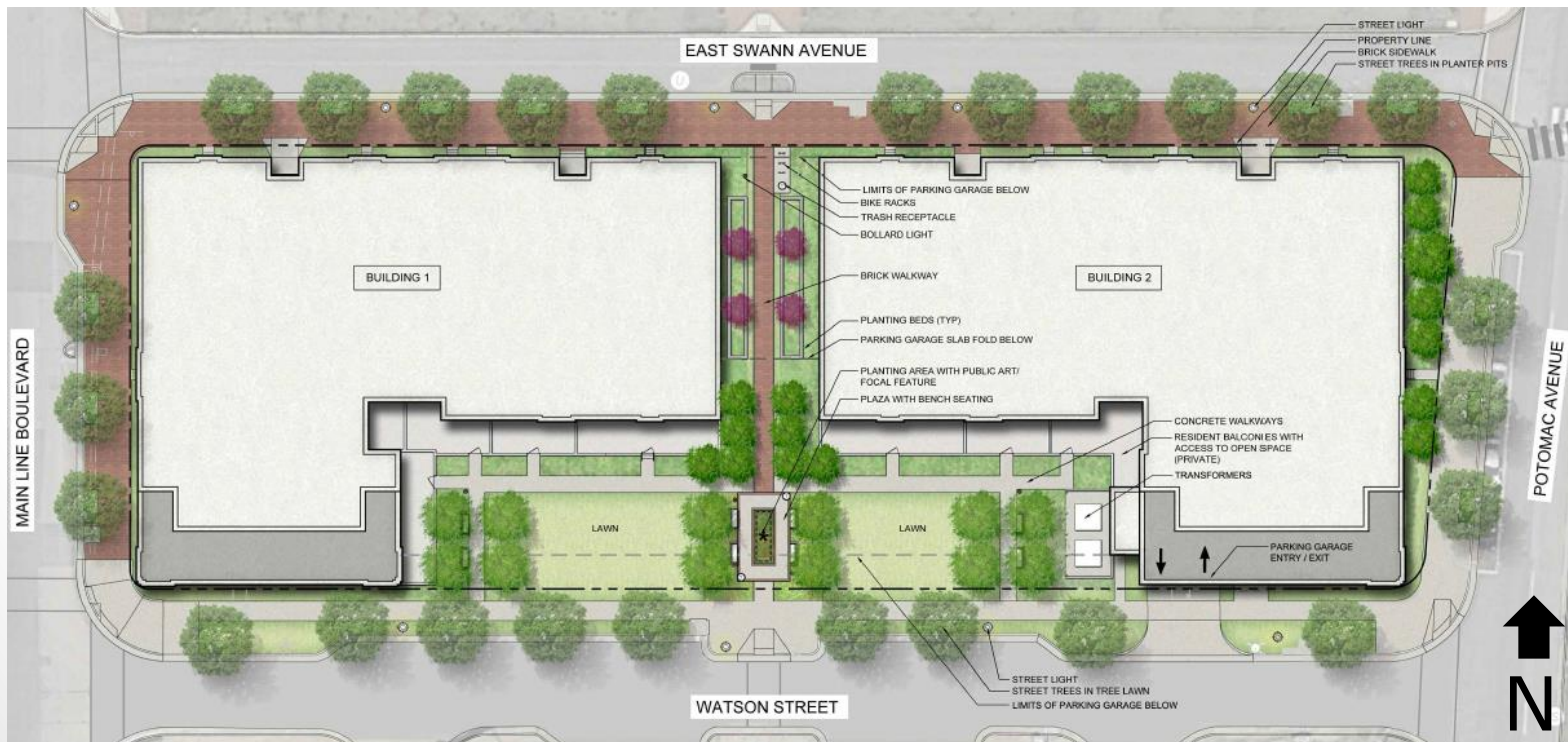
# Community Benefits

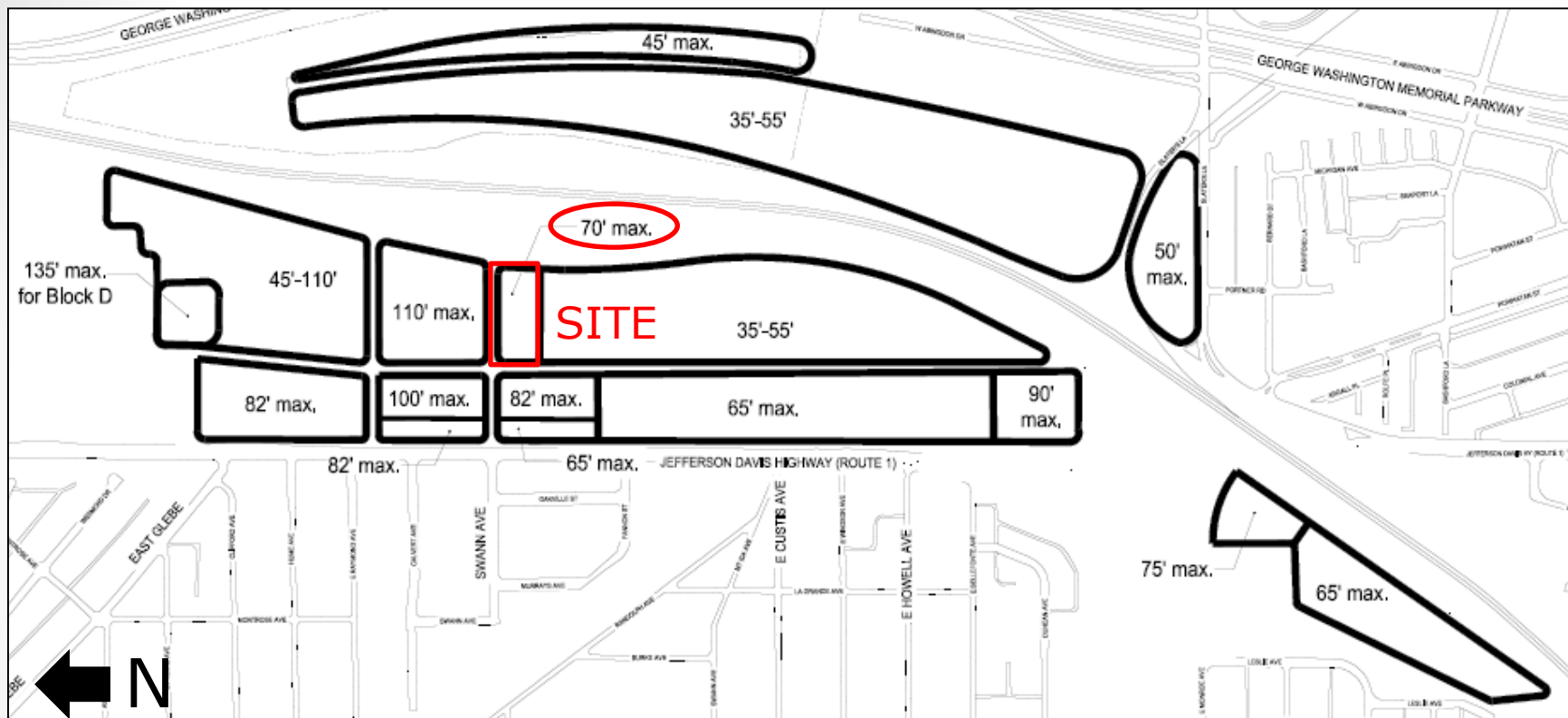
- For-sale multifamily units in Potomac Yard
- Density supports new Metro station and BRT
- Provision of nine on-site affordable units (\$3.125 million value)
- \$315,000 affordable housing contribution
- \$20,000 bikeshare contribution
- On-site public art installation (\$64,200)
- LEED Certified Green Building
- Nearly 12,000 square feet of publicly accessible open space



# Conclusion

- Staff recommends approval with conditions





Proposed SAP Height Limit Map for CDD #10